

**MANSFIELD DOWNTOWN PARTNERSHIP
FINANCE AND ADMINISTRATION COMMITTEE**

THURSDAY, APRIL 22, 2010

DRAFT MINUTES

Present: Tom Callahan (Chair) Phil Barry, Harry Birkenruth, Mark Hammond, and Frank Vasington

Staff: Cynthia van Zelm

Guest: Howard Kaufman (by phone), and Macon Toledano of LeylandAlliance, and Lon Hultgren (Town Director of Public Works)

1. Call to Order

Chair Tom Callahan called the meeting to order at 3:07 pm.

2. Approval of Minutes from March 25, 2010

Harry Birkenruth made a motion to approve the March 25, 2010 minutes. Phil Barry seconded the motion. The motion was approved unanimously.

Phil Barry made a motion to go into executive session to review and discuss commercial and financial information provided in confidence by Storrs Center Alliance – CGS 1-200 (6), 1-210(b)(5)(B).

Harry Birkenruth seconded the motion.

The motion was approved unanimously.

2. Executive Session – Review and discussion of commercial and financial information provided in confidence by Storrs Center Alliance

Present: Committee members Mr. Barry, Mr. Birkenruth, Mr. Callahan, Mr. Hammond, and Mr. Vasington.

Also Present: Mr. Hultgren, Mr. Kaufman, Mr. Toledano and Ms. van Zelm

3. AJ Pappanikou Volunteer of the Year Award

Mr. Callahan asked for names for the Volunteer of the Year Award to be circulated amongst Committee members. He suggested that a final decision be made by phone.

4. Update on Four Corners Sewer and Water Advisory Committee

Lon Hultgren said there is money in the Town proposed budget to complete design on the water system and to design a pump system. He said there is a possible source of water at Cedar Swamp.

Mr. Hultgren said, if the item is approved as part of the budget, the Town Council will need to hold a town meeting or referendum to approve the funding.

Mr. Hultgren said that construction financing is still being evaluated but will likely be a combination of assessments, Town contribution, and state or federal grants or appropriations.

In response to a question from Mr. Barry, Mr. Hultgren said a conservative early estimate was a \$4 million net benefit to the Town over the life of the project.

Mr. Birkenruth encouraged efforts to beatify the Four Corners area as it is a main gateway to Mansfield. Can some of the vacant buildings come down now? Mr. Hultgren said the approach has been to facilitate investment with private property owners.

Mr. Hultgren noted that the Hyett Palma report on the Storrs Center area included some recommendations for the Four Corners to beatify the area. Mr. Hultgren said a sub-group of the Four Corners Committee has put together some preliminary design guidelines to address aesthetics (i.e., building parking lots behind buildings) and will be sharing those with the Partnership Planning and Design Committee at its June meeting.

Mr. Hultgren said Four Corners will be more car-oriented while Storrs Center will be a destination and walkable. He believes the two projects are not in conflict. Mr. Hultgren estimated that the Four Corners is approximately 2 years away from being fully permitted.

Mr. Callahan said he presumed that there is a significant capital investment in the project as assessments alone will not cover the cost. Mr. Hultgren thought there was a \$3 to \$4 million gap after the assessments on approximately 60 properties.

5. Review and Discussion of Relocation

Ms. van Zelm reviewed with the Committee the status of relocation.

6. Adjourn

Mr. Barry made a motion to adjourn. Mr. Birkenruth seconded the motion. The meeting adjourned at 4:40 pm.

Minutes taken by Cynthia van Zelm